

EXHIBIT A
LAND DESCRIPTION

LOT 1 OF BLOCK 2, LOT 2 OF BLOCK 2, LOT 1 OF BLOCK 3 AND TRACT "A" OF COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS SUBDIVISION FILING NO. 2 RECORDED SEPTEMBER 5, 2008 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 2008000071413 TOGETHER WITH LOT 1, BLOCK 1 OF THE SQUARE AT FITZSIMONS SUBDIVISION FILING NO. 1 RECORDED DECEMBER 1, 2006 IN SAID RECORDS UNDER RECEPTION NUMBER 2006001005834 AND TOGETHER WITH A PORTION OF EAST 22ND AVENUE, ALL LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 36, MONUMENTED ON THE WEST END BY A FOUND 3" BRASS CAP IN A RANGE BOX STAMPED "CITY OF AURORA" "LS 37887" "2005" AND ON THE EAST END BY A FOUNE 3-1/2" ALUMINUM CAP IN A RANGE BOX STAMPED "COLO DEPT OF HIGHWAYS" "PROJ. NO. HB225-4-049" "PLS 10734", ASSUMED TO BEAR SOUTH 89°40'29" EAST A DISTANCE OF 2623.75 FEET;

COMMENCE AT THE EAST END OF SAID NORTH LINE; THENCE SOUTH 45°22'19" WEST A DISTANCE OF 2,837.41 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 3 OF SAID COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS SUBDIVISION FILING NO. 1 ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF N. UVALDA STREET AND THE **POINT OF BEGINNING**;

THENCE SOUTH 00°00'00" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 485.30 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 2 OF SAID COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS SUBDIVISION FILING 2;

THENCE NORTH 89°49'49" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 485.51 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 2 ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF URSULA STREET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

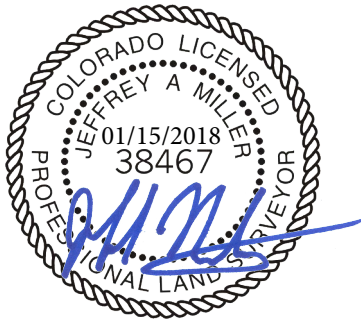
1. THENCE NORTH 00°10'25" EAST A DISTANCE OF 59.55 FEET TO A 340.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 89°43'06" WEST;
2. THENCE NORTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 36°30'04" AN ARC DISTANCE OF 216.60 FEET TO A 80.00 FOOT RADIUS COMPOUND CURVE;
3. THENCE NORTHWESTERLY, ALONG SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 24°19'21" AN ARC DISTANCE OF 33.96 FEET;
4. THENCE NORTH 00°16'54" EAST A DISTANCE OF 199.15 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF THE SQUARE AT FITZSIMONS SUBDIVISION FILING NO. 1 ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 22ND AVENUE;

THENCE SOUTH 89°43'06" EAST, ALONG SAID COMMON LINE, A DISTANCE OF 330.93 FEET;

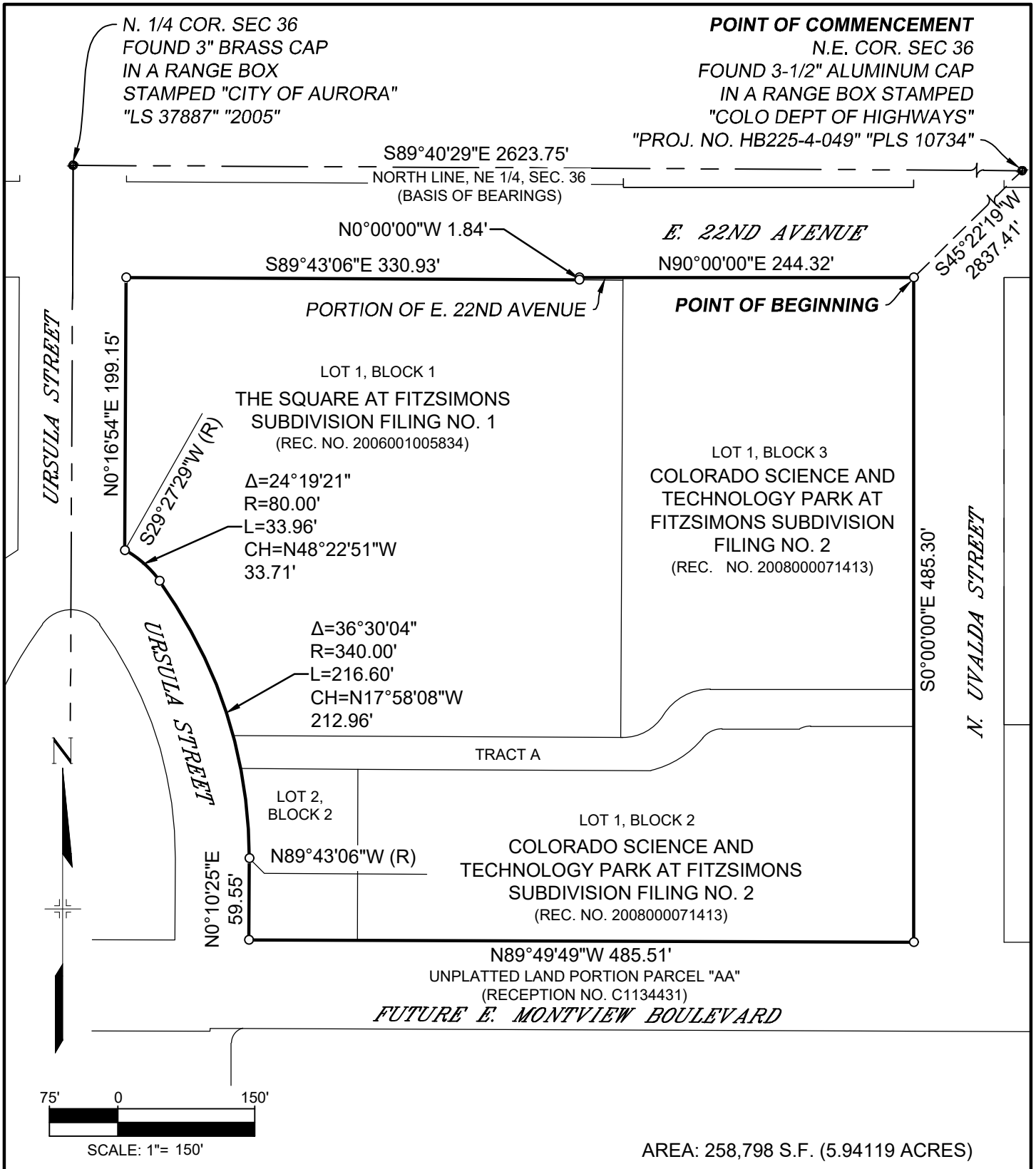
THENCE NORTH 00°00'00" WEST A DISTANCE OF 1.84 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1, BLOCK 3 OF SAID COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS FILING NO. 2;

THENCE NORTH 90°00'00" EAST, ALONG SAID NORTH LINE AND IT'S EXTENSION, A DISTANCE OF 244.32 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 258,798 SQUARE FEET OR (5.94119 ACRES), MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



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LEGAL DESCRIPTION

EXHIBIT A

CHECKED BY: JAM

DATE: JAN. 15, 2018
JN: 17.891.002

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